

**AGENDA**

**City of Westminster Local Development Corporation**

**City Hall Conference Room  
November 10, 2025- 4:00pm**

- I. Call to Order**
- II. Consideration of October 13, 2025 Meeting Minutes**
- III. Financial Report- Ashley Jones**

<b><u>REVENUES</u></b>		
BEGINNING BALANCE	\$61,421.39	8/27/2025
<b><u>EXPENSES</u></b>		
ANGIE CROMER - 113 RETREAT	\$ 1,299.33	APPROVED EXPENSE
KEITH DENNY -105 W MAIN	\$ 1,937.50	8/15/2025
KEITH DENNY - 107 W MAIN	\$ 1,937.50	8/15/2025
Retail Strategies	\$15,000.00	7/22/2025
TOTAL EXPENSES	\$20,174.33	
<b>BANK BALANCE</b>		
	<b>\$41,247.06</b>	11/1/2025
Annual PMPA Appropriation FY26	\$20,000.00	
<b>Balance with 2026 Appropriation</b>	<b>\$61,247.06</b>	

- IV. Consideration of CBIG Application for 208, 210, and 212 East Main Street:**  
The City received an application from Fred Bland (208, 210, and 212 E Main Street). The applicant provided a single quote of \$4,500 for all properties, but requests that the LDC consider the application for two separate ones to avoid the \$2,000 cap.

The request is for two separate properties (2 parcels with three addresses) to paint the exterior facade a cream color. The applicant requests two separate funding approvals, totalling \$3,375.00:

- \$1,687.50 for property with addresses 210 and 212 E Main Street.
- \$1,687.50 for property with address 208 E Main Street.

The project was identified as Category I: Small and Cosmetic Projects (75% cost share up to \$2,000). The requested amount is \$1,687.50 for each property (\$3,375.00 total) and the project cost is \$2,250.00 per property (\$4,500.00 total).

*Staff recommends approval.*

**V. Consideration of CBIG Application for 216 East Main Street:**

The City received an application from Derek Hodgin (D/B/A Appletown Properties, LLC; 208, 210, and 212 E Main Street). The applicant provided an estimate of \$9,115.00 to complete electrical compliance work on the interior electric service panels and converting from 100 to 200 amp breakers.

The project was identified as Category III: Structural Improvements, Code Compliance, and Utility Work (60% cost share up to \$10,000). The requested amount is \$5,469.00 for each and the total project cost is \$9,115.00.

Applicant has indicated that the property will be provided to use by the Westminster Music Centre, but that the applicant will remain the owner, so that the property will remain a taxable (and grant eligible) property.

*Staff recommends approval.*

**VI. Member Comments**

**VII. Adjourn**

LOCAL DEVELOPMENT CORPORATION  
Minutes  
October 13, 2025

Sammy Dickson called the meeting to order. Others in attendance were Brian Allen, Kent Miller, Brian Ramey, Dale Glymph, Kevin Bronson, Reagan Osbon and Ashley Jones.

The motion to approve the minutes of the September 4, 2025, meeting passed unanimously.

New Business:

1. Kevin Bronson and Reagan Osbon gave an update of the Retail Strategies class they recently attended in Birmingham, AL.
2. Financial Report  
Ashley Jones presented the corrected, up-to-date Balance Sheet.

<u>REVENUES</u>		
BEGINNING BALANCE	\$61,421.39	8/27/2025
<u>EXPENSES</u>		
KEITH DENNY - 105 W MAIN	\$1,937.50	8/15/2025
KEITH DENNY - 107 W MAIN	\$1,937.50	8/15/2025
Retail Strategies (approved expense)	\$15,000.00	7/22/2025
TOTAL EXPENSES	\$18,875.00	
<u>BANK BALANCE</u>		
	\$42,546.39	10/1/2025
Annual PMPA Appropriation FY26	\$20,000.00	
<b>Balance with 2026 Appropriation</b>	<b>\$62,546.39</b>	

3. Consideration of CBIG Application for 113 Retreat Street  
Angie Cromer has applied to replace the building signage, both the hanging sign and the mounted placard, at the Retreat Street location. The current signs are several years old and outdated. She wishes to update the signs to provide more accurate advertising of the building. Ms. Cromer’s application is identified as Category I of the updated CDBG Guidelines. The amount requested is \$1,299.33, with a total project cost of \$1,732.44. Brian Allen asked Mr. Osbon if he had any idea what the new signs would look like. Mr. Osbon stated he did not. Sammy Dickson requested that Mr. Osbon reach out for a copy of the design for the signs and then send to each member. Mr. Dickson asked for any further discussion. Hearing none, he made a

motion to accept the application from Ms. Cromer. Mr. Allen seconded the motion, and it unanimously carried.

Mr. Dickson asked Mr. Osbon to update the brochure with the new categories so it could be taken to the businesses to possibly generate more interest. Mr. Osbon stated he is currently working on this.


Mr. Dickson asked if there were any further comments. Hearing none, he made a motion to adjourn. The committee gave unanimous consent.

(Minutes prepared by Ashley Jones)

---

Sammy Dickson, Chairman

TRAED ISLAND  
564-985-9614  
208700, 212 F. Main  
Upgrade & paint buildings

Received  
10/29  




# *Westminster*

---

## TOGETHER WE GROW

CITY OF WESTMINSTER

## Commercial Building Improvement Grant Program

### APPLICATION AND AGREEMENT

City of Westminster  
PO Box 399  
100 E Windsor Street  
Westminster, SC 29693

Updated August 12, 2025



**Westminster**  
SOUTH CAROLINA

**City of Westminster  
Commercial Building Improvement Grant Program  
Application**

**Designated Property**

Address: 208, 210, 212 E Main

**Applicant Information**

Applicant Name: FRED BLAND, Kathy Blair Phone: 864-985-9014

Mailing address: P.O. Box 792

City, State, Zip: Westminster, SC, 29693

Applicant Relationship to Designated Property:

Own  Rent  Other

\$ \_\_\_\_\_ Rent/Lease

New or Existing Business

**Owner Information (if different from applicant)**

(A letter of consent from the property owner is required.)

Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**Scope of Proposed Project:** Include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors. (Attach additional sheets if necessary)

Prepare surface for painting - cream  
or other light color

**City of Westminster  
Commercial Building Improvement Grant Program**

Page 2

**Community Benefit:** Include a brief explanation as to how the project will increase commerce and enhance economic growth for the City of Westminster and the community. (Attach additional sheets if necessary)

Pleasant + Clean, New Appearance  
to street front. Compliant to my new  
retail store the White Elephant Antiques  
Encourage walking street traffic.

**Financial Information**

Project Category:

- Category I: Small and Cosmetic Projects (75% cost share up to \$2,000)
- Category II: Moderate Structural Improvements (60% cost share up to \$7,500)
- Category III: Significant Structural Improvements, Code Compliance, and Utility Work (60% cost share up to \$10,000)

Estimated Project Cost: \$ 4,500 (Attach an itemized budget.) 2 properties (\$2,250 each)

Grant money applied for: \$ 3,375 (Grant amount shall not exceed the respective category funding maximum or cost share) (\$1,687.50 each)

Other grants amount awarded this year: \$ 0 (Each property shall be eligible for up to \$10,000 per year across all CBIG projects)

**Application Check List**

- Application must be complete
- Budget summary/Cost estimate attached
- Letter of consent from property owner (if leasing/renting)
- Architectural sketch of proposed project (if necessary)
- A minimum of two (2) photographs of building with existing conditions
- Paint and awning samples (if applicable)
- City permits applied for (if applicable)

I agree to comply with the guidelines and standards of the City of Westminster Commercial Building Commercial Building Improvement Grant Application

Improvement Grant Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant's Signature *[Handwritten Signature]* Kathy Bailey Date 10/28/25

**Submit application to:** **For additional information, contact:** City of Westminster  
PO Box 399 Assistant City Administrator  
100 E. Windsor Street 864-647-3212  
Westminster, SC 29693 rosbon@westminstersc.org

**Grant Committee Use:**

Date Received: 10/29/25 Date Reviewed: \_\_\_\_\_

Application: \_\_\_\_\_ Granted \_\_\_\_\_ Denied

Comments \_\_\_\_\_

# Omar's Premium Painting LLC Contract for Painting Services

Contractor: Mercedes "Omar" Serrano

Client: Fred and Kathy Bland

Address: 313 S. Poplar St.

Address: 212,210,208 East Main St

City, State, ZIP: Seneca, S.C, 29678

City, State, ZIP: Westminster, SC 29693

Phone: 864-280-1531

Phone: 864-985-9014

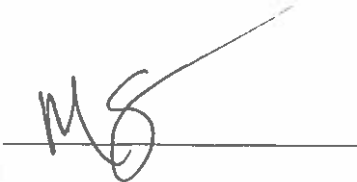
Contractor hereby agrees to perform the following services in consideration of Client's payment of **\$4,500 materials included in price.**

1. Prepare the Client's premises, located at **212, 210, 208 East Main St**, for painting as follows: Pressure wash, scrap all chipped paint and caulk where needed.
2. Apply primer and **2** coat of **paint** to the following surfaces of Client's premises: **all 3 front building's exterior walls, doors, windows and polls except lower brick and awning.**
3. Clean up any drips, spills, overpainting, etc., and remove all of Contractor's materials and debris from the Client's premises.

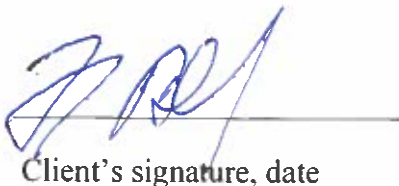
All materials are guaranteed to be as specified, and all work shall be performed in accordance with the specifications above and in a substantially workmanlike fashion.

Any changes to the specifications above must be requested by the Client and agreed to by the Contractor in writing. Additional charges may apply and will be payable upon completion.

The parties hereby signify their agreement to the terms above by their signatures affixed below:

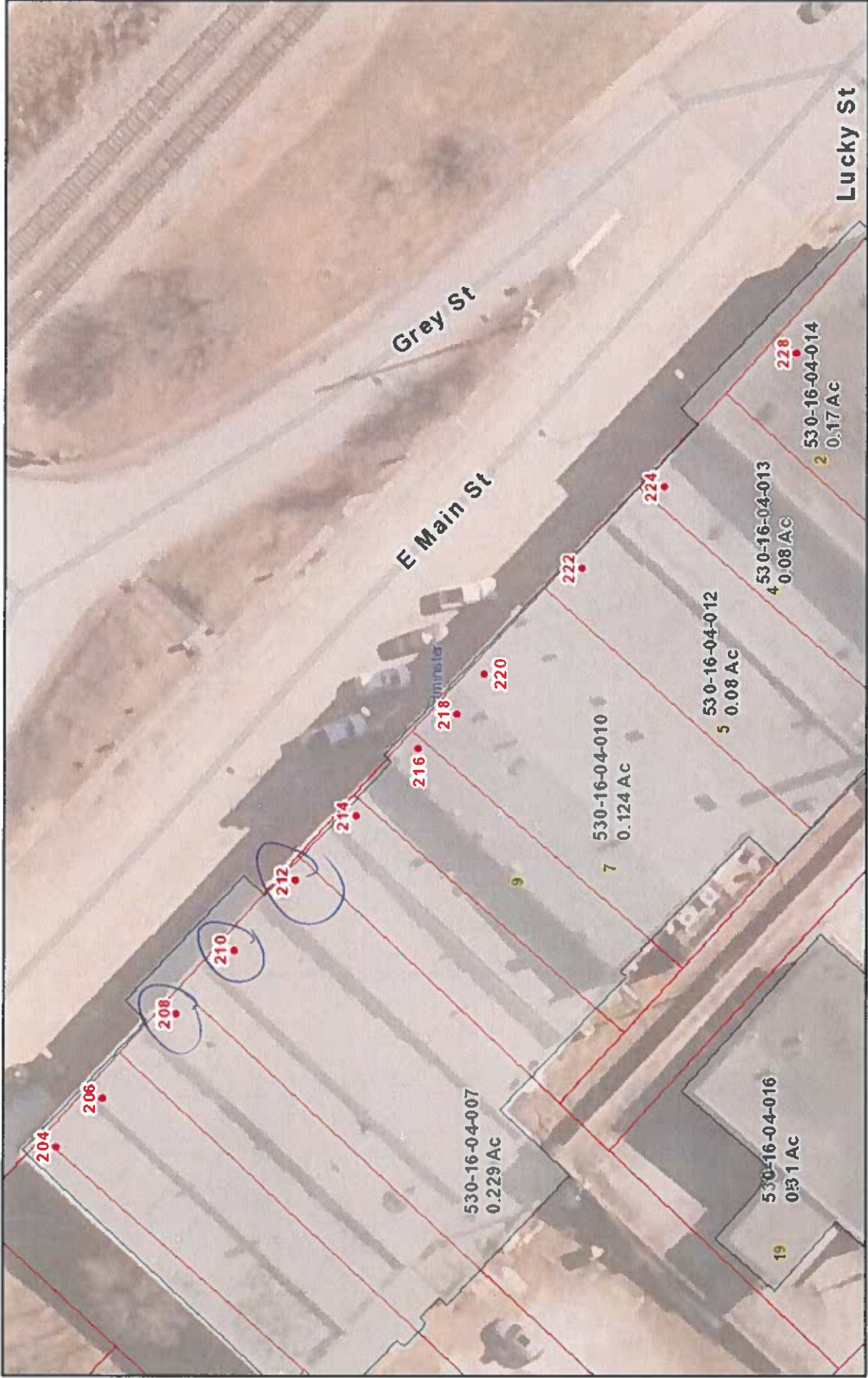


Contractor's signature, date

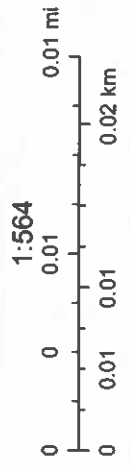


Client's signature, date

# Oconee County GIS



10/29/2025, 4:28:23 PM



- Addresses
- ▭ Buildings\_2020
- ▭ Roads
- ▭ Land Hooks
- ▭ Parcels
- ▭ Municipalities
- ▭ Salem
- ▭ West Union
- ▭ Seneca
- ▭ Walhalla
- ▭ Westminster

Hart EMC, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri. |  
 Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri., OCSGIS



11/03/25  
Reviewed by  
RO



City of Westminster  
Commercial Building Improvement Grant Program  
Application

Designated Property

Address: 216 EAST MAIN STREET, WESTMINSTER,  
SOUTH CAROLINA 29693

Applicant Information

Applicant Name: APPLETOWN PROPERTIES, LLC  
Phone: 864-650-5037

Mailing address: 297 BIG ROCK LAKE ROAD  
City, State, Zip: PICKENS, SC, 29671

Applicant Relationship to Designated Property:

Own  Rent  Other

\$ \_\_\_\_\_ Rent/Lease

New or  Existing Business

Owner Information (if different from applicant)  
(A letter of consent from the property owner is required.)

Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ SAME AS APPLICANT

City/State/Zip: \_\_\_\_\_

Scope of Proposed Project: Include a summary of the building's current condition, areas to be improved and how, as well as any proposed materials or colors. (Attach additional sheets if necessary)

216 E. MAIN STREET IS THE LAST OF THE 3 UNITS  
IN THE HISTORIC CHESWELL FRUITT BUILDING TO BE  
UPGRADED W/NEW, CODE-COMPLIANT ELECTRIC SERVICE,  
THE EXISTING SERVICE IS 100 AMP AND IS OUTDATED.  
THIS GRANT REQUEST IS TO REMOVE THE EXISTING SERVICE  
AND UPGRADE TO A CODE-COMPLIANT 200 AMP SERVICE.

City of Westminster

Commercial Building Improvement Grant Program

Page 2

Community Benefit: Include a brief explanation as to how the project will increase commerce and enhance economic growth for the City of Westminster and the community. (Attach additional sheets if necessary)

THE APPLICANT (APPLETOWN PROPERTIES, LLC) IS DONATING THE 216 EAST MAIN SPACE TO THE WESTMINSTER MUSIC ASSOCIATION (WMA) FOR COMMUNITY ACTIVITIES RELATED TO MUSIC. THE WMA HOSTS "MUSIC ON MAIN" EVENTS AND WILL NOW HAVE A SPACE ON MAIN STREET TO HOST ADDITIONAL MUSIC-RELATED ACTIVITIES FOR THE COMMUNITY.

Financial Information

Project Category:

- Category I: Small and Cosmetic Projects (75% cost share up to \$2,000)
Category II: Moderate Structural Improvements (60% cost share up to \$7,500)
[X] Category III: Significant Structural Improvements, Code Compliance, and Utility Work (60% cost share up to \$10,000)

Estimated Project Cost: \$ 9,115 (Attach an itemized budget.)

Grant money applied for: \$ 5,469 (Grant amount shall not exceed the respective category funding maximum or cost share)

Other grants amount awarded this year: \$ 0 (Each property shall be eligible for up to \$10,000 per year across all CBIG projects)

Application Check List

- Application must be complete
Budget summary/Cost estimate attached
Letter of consent from property owner (if leasing/renting)
Architectural sketch of proposed project (if necessary)
A minimum of two (2) photographs of building with existing conditions
Paint and awning samples (if applicable)
City permits applied for (if applicable)

I agree to comply with the guidelines and standards of the City of Westminster Commercial Building Commercial Building Improvement Grant Application

Improvement Grant Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant's Signature Dennis H. [Signature] Date 11/3/2025  
864-650-5037

**Submit application to:** **For additional information, contact:** City  
of Westminster  
PO Box 399 Assistant City Administrator  
100 E. Windsor Street 864-647-3212  
Westminster, SC 29693 rosbon@westminstersc.org

**Grant Committee Use:**

Date Received: 11/03/25 Date Reviewed: \_\_\_\_\_

Application: \_\_\_\_\_ Granted \_\_\_\_\_ Denied

Comments \_\_\_\_\_

216 East Main Street - City of Westminster Grant Request for Proposed Electrical Upgrade



Front Elevation of 216 East Main Street.



Front of Subject Unit Occupied by the Westminster Music Association.



View of Existing Electrical Service on Rear Wall of Subject Unit.



Close-up View of Existing 100 AMP Electrical Service to be Upgraded.

# ESTIMATE

Stanford Electric Company LLC  
140 Harry Davis Rd  
Townville, SC 29689-3306

will@stanfordelectric.net  
+1 (803) 554-2772  
<https://www.stanfordelectric.net>



**Bill to**  
Derek Hodgin  
216 East Main Street  
westminster, SC

## Estimate details

Estimate no.: 2512  
Estimate date: 05/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Remove &amp; replace electric service (deleted)</b>	Remove & Replace existing electric service with upgraded meter / main combo panel	1	\$1,500.00	\$1,500.00
2.	<b>Remove &amp; replace main panel (deleted)</b>	Remove & replace main panel, with upgraded 200-amp 42 space panel	1	\$2,000.00	\$2,000.00
3.	<b>Install junction box (deleted)</b>	install junction box for addition of new main panel	1	\$575.00	\$575.00
4.	<b>remove and replace plywood (deleted)</b>	remove and replace plywood over window	1	\$1,000.00	\$1,000.00
5.	<b>treated plywood (deleted)</b>	3 sheets of treated plywood	1	\$235.00	\$235.00
6.	<b>treated 2x4 (deleted)</b>	16 treated 2x4s	1	\$125.00	\$125.00
7.	<b>meter / main panel (deleted)</b>	200 Amp meter main combo panel 8 space	1	\$515.00	\$515.00
8.	<b>main panel (deleted-1)</b>	200 amp 42 space main lug panel	1	\$385.00	\$385.00
9.	<b>2" conduit (deleted)</b>	PVC conduit 50'	1	\$150.00	\$150.00
10.	<b>1 1/4" conduit (deleted)</b>	PVC	1	\$20.00	\$20.00
11.	<b>Junction box (deleted)</b>	2'x2'x6"	1	\$185.00	\$185.00
12.	<b>Service cable (deleted)</b>	50' 4/0 4 wire cable	1	\$320.00	\$320.00
13.	<b>THHN building wire (deleted)</b>	12, 10, 8, and 6 AWG	1	\$250.00	\$250.00

14. ground rods (deleted)	2 8" ground rods	1	\$65.00	\$65.00
15. ground wire (deleted)	15' #6 awg bare ground	1	\$25.00	\$25.00
16. GFCI breakers (deleted-1)	12, 20 amp gfci breakers, plug on neutral	1	\$1,125.00	\$1,125.00
17. 35A breaker (deleted)		1	\$25.00	\$25.00
18. 40A breaker (deleted)		1	\$25.00	\$25.00
19. Conduit fittings & conduit bodies (deleted)	TA's ;locknut's and bushings. LB condulets. 90 elbows	1	\$165.00	\$165.00
20. supplies (deleted)		1	\$150.00	\$150.00
21. Permit fee (deleted-1)	City & county permit, schedule inspection, coordinate power disconnect and re connect	1	\$275.00	\$275.00

**Total**

**\$9,115.00**

### Note to customer

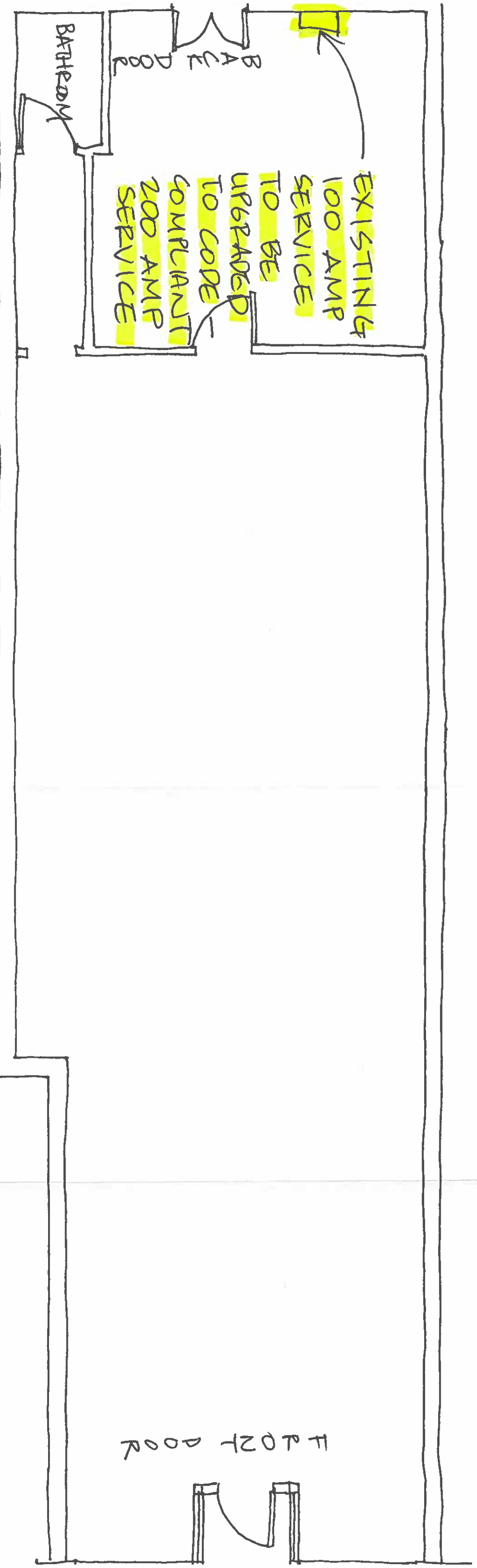
Stanford Electric Company LLC proposes to furnish all material and to complete the project mentioned above in good workman like manner and in accordance with all state and local codes, with the following exceptions and considerations.

- Changes to the above-mentioned project will affect the cost and will be added to the final payment
- 50% deposit due before work can begin.

Accepted date

Accepted by

PROPOSED ELECTRICAL UPGRADE FOR  
WESTMINSTER MUSIC ASSOCIATION  
(OWNER / APPLICANT = APPLE TOWN PROPERTIES, LLC)



# 216 EAST MAIN

WESTMINSTER, SC